

012.0

0001

0022.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

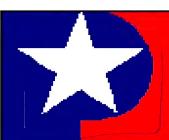
Total Card / Total Parcel

USE VALUE:

1,488,200 / 1,488,200

ASSESSED:

1,488,200 / 1,488,200


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

| No | Alt No | Direction/Street/City |
|-------|--------|------------------------|
| 41-43 | | PONDVIEW RD, ARLINGTON |

| OWNERSHIP | | Unit #: |
|-----------|--------------------------|---------|
| Owner 1: | MURPHY KATHRYN & GLENN | |
| Owner 2: | MURPHY EMMA & DITTO DREW | |
| Owner 3: | | |

| | |
|-----------|----------------|
| Street 1: | 43 PONDVIEW RD |
| Street 2: | |

| | |
|-----------|-----------|
| Twn/City: | ARLINGTON |
| St/Prov: | MA |
| Cntry: | |
| Own Occ: | Y |
| Postal: | 02474 |
| Type: | |

| PREVIOUS OWNER | |
|----------------|-------------------|
| Owner 1: | YIOKARINIS JEAN - |
| Owner 2: | - |
| Street 1: | 4 RIDGEWOOD DR |
| Twn/City: | KINGSTON |
| St/Prov: | NH |
| Cntry: | |
| Postal: | 03848 |

| NARRATIVE DESCRIPTION | |
|--|--|
| This parcel contains .132 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 3486 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 1 HalfBath, 20 Rooms, and 6 Bdrms. | |

| OTHER ASSESSMENTS | |
|-------------------|------------|
| Code | Descrip/No |
| | Amount |
| | Com. Int |
| | |
| | |
| | |

| PROPERTY FACTORS | | | | | | | |
|------------------|------|-------------|-----|---------|------|-------------|--|
| Item | Code | Description | % | Item | Code | Description | |
| Z | R2 | TWO FAMIL | 100 | water | | | |
| o | | | | Sewer | | | |
| n | | | | Electri | | | |
| | | Census: | | Exempt | | | |
| Flood Haz: | | | | | | | |
| D | | | | Topo | 1 | Level | |
| s | | | | Street | | | |
| t | | | | Gas: | | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 104 | Two Family | | 5760 | | Sq. Ft. | Site | | 0 | 80. | 1.03 | 1 | | | | | | | | | 474,242 | | | | | | 474,200 | |

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|--------------|-----------------|----------------|--------------------------------|------------|-----------------|-------------------|-----------|
| 104 | 5760.000 | 1,014,000 | | 474,200 | 1,488,200 | | 9378 |
| Total Card | 0.132 | 1,014,000 | | 474,200 | 1,488,200 | Entered Lot Size | GIS Ref |
| Total Parcel | 0.132 | 1,014,000 | | 474,200 | 1,488,200 | Total Land: | GIS Ref |
| Source: | Market Adj Cost | | Total Value per SQ unit /Card: | 426.91 | /Parcel: 426.91 | Land Unit Type: | Insp Date |
| | | | | | | | 06/04/20 |

| PREVIOUS ASSESSMENT | | | | | | | | Parcel ID | Parcel ID 012.0-0001-0022.0 | | | |
|---------------------|-----|-----|-----|------------|-----------|-----------|------------|-------------|-----------------------------|---------------|------------|--|
| Tax Yr | | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | |
| 2022 | 104 | FV | | 1,014,000 | 0 | 5,760. | 474,200 | 1,488,200 | | Year end | 12/23/2021 | |
| 2021 | 104 | FV | | 966,400 | 0 | 5,760. | 474,200 | 1,440,600 | | Year End Roll | 12/10/2020 | |
| 2020 | 104 | FV | | 543,200 | 0 | 5,760. | 474,200 | 1,017,400 | 1,017,400 | Year End Roll | 12/18/2019 | |
| 2019 | 104 | FV | | 404,800 | 4600 | 5,760. | 652,100 | 1,061,500 | 1,061,500 | Year End Roll | 1/3/2019 | |
| 2018 | 104 | FV | | 404,800 | 0 | 5,760. | 415,000 | 819,800 | 819,800 | Year End Roll | 12/20/2017 | |
| 2017 | 104 | FV | | 379,400 | 0 | 5,760. | 379,400 | 758,800 | 758,800 | Year End Roll | 1/3/2017 | |
| 2016 | 104 | FV | | 379,400 | 0 | 5,760. | 308,300 | 687,700 | 687,700 | Year End | 1/4/2016 | |
| 2015 | 104 | FV | | 337,700 | 0 | 5,760. | 308,300 | 646,000 | 646,000 | Year End Roll | 12/11/2014 | |

| SALES INFORMATION | | | | | | | | TAX DISTRICT | | | | PAT ACCT. | | | |
|-------------------|-----------|------|-----------|-------------|--|------------|----|--------------|-------|-----------------------------|--|-----------|--|--|--|
| Grantor | Legal Ref | Type | Date | Sale Code | | Sale Price | V | Tst | Verif | Notes | | | | | |
| YIOKARINIS JEAN | 71405-354 | 1 | 7/31/2018 | Change>Sale | | 1,200,000 | No | No | | | | | | | |
| KALLIAVAS VIOLA | 14599-159 | | 5/3/1982 | Convenience | | | 1 | No | No | Viola Kallias dod 11/5/2007 | | | | | |
| | 13015-265 | | 7/13/1976 | | | 57,500 | No | No | N | | | | | | |

| BUILDING PERMITS | | | | | | | | ACTIVITY INFORMATION | | | | | | | |
|------------------|--------|----------|---------|-----|------------|----------|------------|----------------------|------------|--------------|-----|-----------|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | | | |
| 8/19/2020 | 944 | Dormers | 128,500 | O | | | | | 9/22/2021 | Mail Update | MM | Mary M | | | |
| 6/12/2019 | 870 | Demo gar | 8,000 | C | | | | | 6/23/2021 | Permit Visit | PT | Paul T | | | |
| 12/12/2018 | 1880 | Addition | 546,000 | O | | | | | 6/4/2020 | Measured | DGM | D Mann | | | |
| 11/30/2018 | 1807 | Insulate | 3,063 | C | | | | | 9/23/2019 | Left Notice | DGM | D Mann | | | |
| 11/30/2018 | 1806 | Insulate | 3,018 | C | | | | | 9/23/2019 | Permit Visit | DGM | D Mann | | | |
| 1/24/2002 | 38 | Re-Roof | 4,000 | C | | | | | 5/2/2019 | SQ Returned | JO | Jenny O | | | |
| 9/8/1993 | 432 | Porch | 900 | | | | | | 12/20/2017 | MEAS&NOTICE | BS | Barbara S | | | |
| | | | | | | | | | 5/1/2009 | Meas/Inspect | 189 | PATRIOT | | | |
| | | | | | | | | | 9/27/1999 | Mailer Sent | | | | | |

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

